

Tierra Del Este Unit 81 B

City of El Paso — City Plan Commission — 12/6/2018

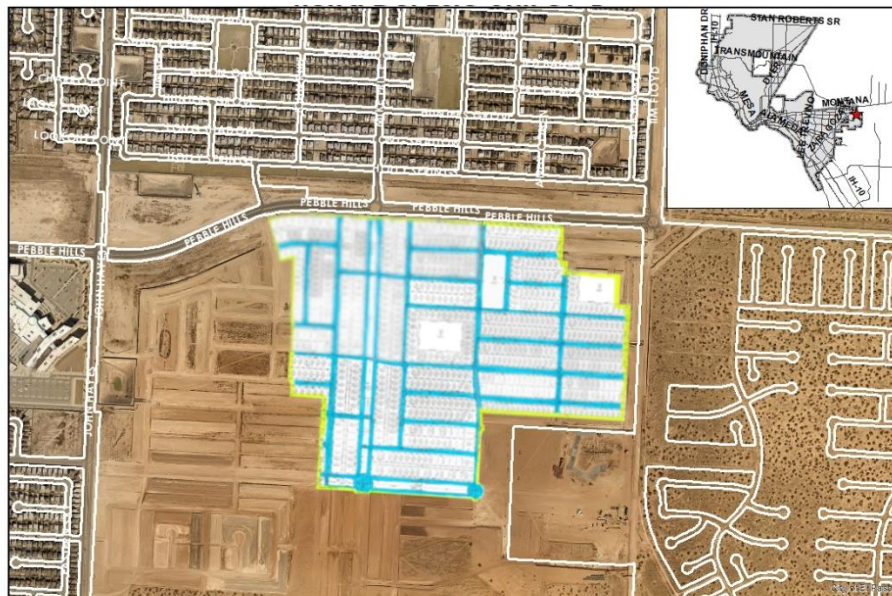
SUSU18-00098 — Major Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciadj@elpasotexas.gov
PROPERTY OWNER: Ranchos Real Land Holdings, LLC
REPRESENTATIVE: Conde, Inc.
LOCATION: South of Pebble Hills and West of Tim Floyd, District 5
ACREAGE: 160.327
VESTED: No
PARK FEES REQUIRED: N/A
EXCEPTION/MODIFICATION REQUEST: N/A
RELATED APPLICATIONS: PZST17-00028
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 160.327 acres of land into 697 residential lots, 2 linear parks, and 2 stormwater ponds. This subdivision is part of the Development Plan approved for Tierra Del Este III Phase V Development Agreement. The applicant is dedicating 11' of addition right-of-way along Pebble Hills Boulevard in order to comply with Section 19.15.060(F)(4) – Street Standards. Primary access to the subdivision is proposed from Charles Foster Avenue, Mike Price Drive, and Pebble Hills Boulevard. This case is a portion of Tierra Del Este Unit Eighty One which was previously submitted and approved. However, Tierra Del Este Unit Eighty One is now being submitted in different phases as a Major Combination. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit 81 B on a Major Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

CASE HISTORY

- Tierra Del Este Unit 81 B complies with the Development Plan for the Tierra Del Este III Phase V Development Agreement approved by City Council on March 8, 2016.
- Tierra Del Este Unit III Phase V annexation was approved by City Council on July 12, 2016.
- A major combination application for Tierra Del Este Unit Eighty One was approved by the City Plan Commission on June 15, 2017.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable).

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the subdivision will include buffered bike lanes along Charles Foster Avenue and Mike Price Drive.
Policy 2.2.4.a: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, there are linear parks along Charles Foster Avenue and Mike Price Drive.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-5 (Residential) and R-5/sp (Residential/special permit). Properties adjacent to the subject property are zoned C-2 (Commercial), R-5 (Residential), and R-5/sp (Residential/special permit). Surrounding land uses are commercial and residential. The nearest park is Holly Springs Linear Park (0.05 miles). The nearest school is Sgt. Jose F. Carrasco Elementary (.00 miles). This property is located within the Eastside Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

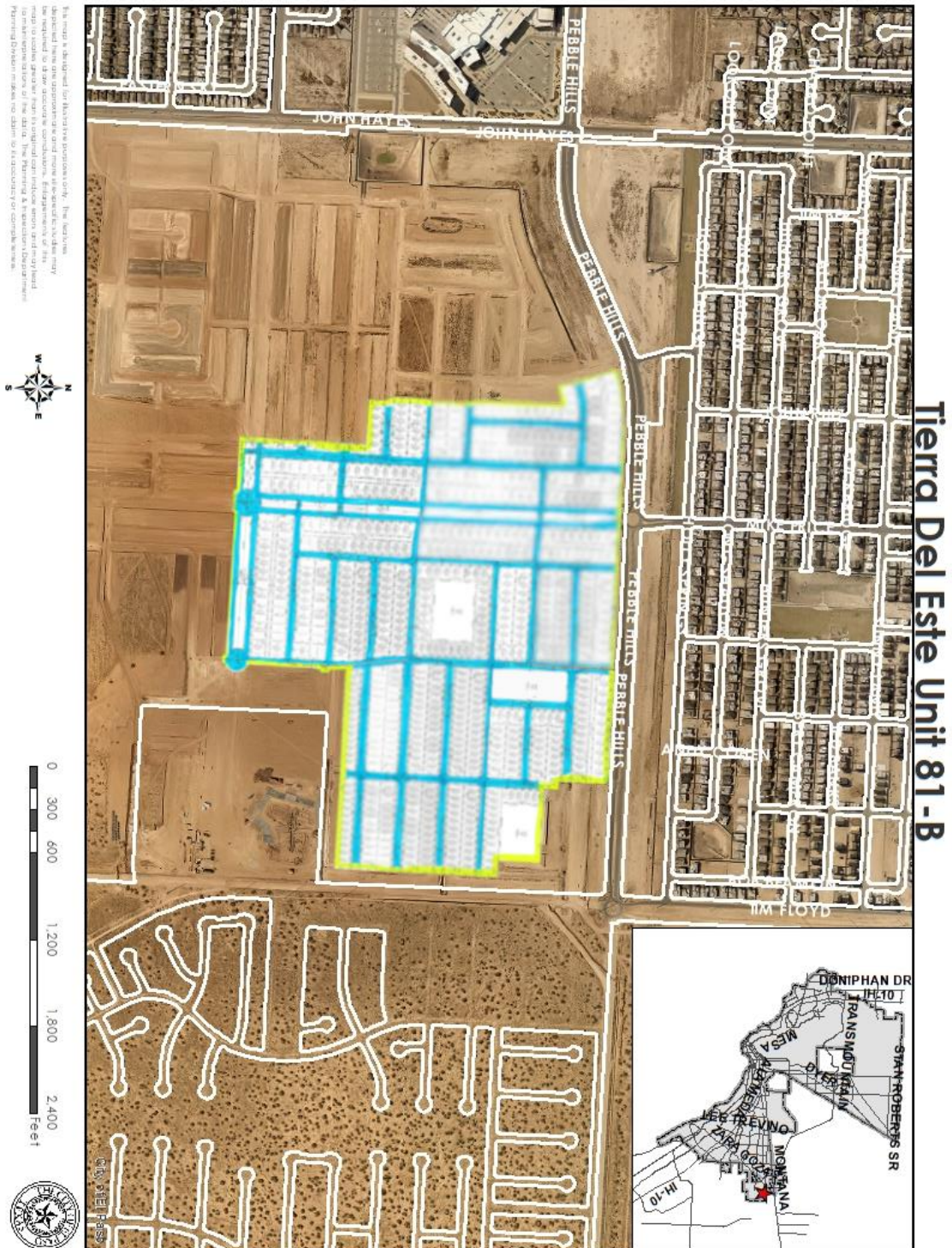
PLAT EXPIRATION:

This application will expire on **December 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

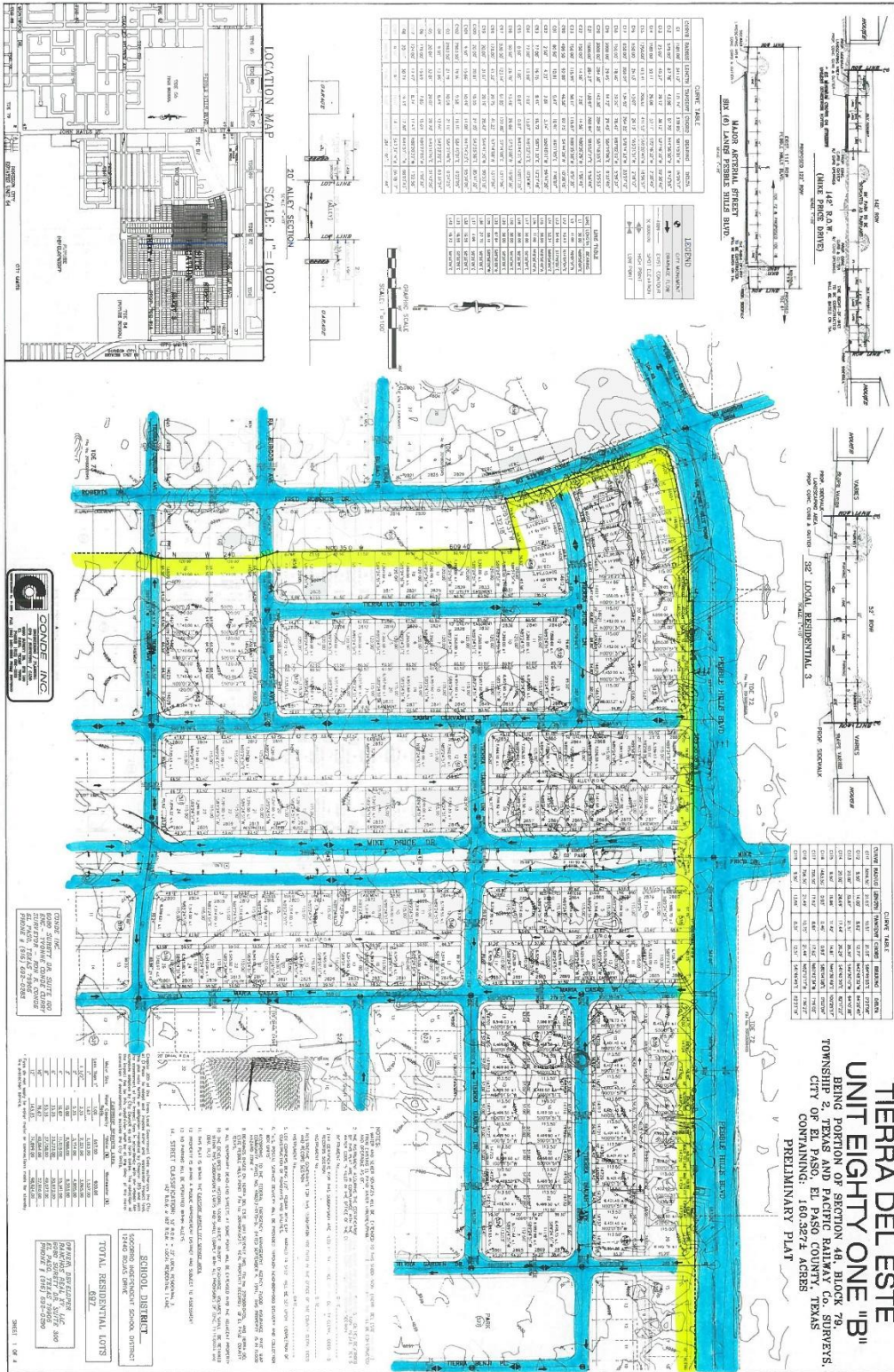
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

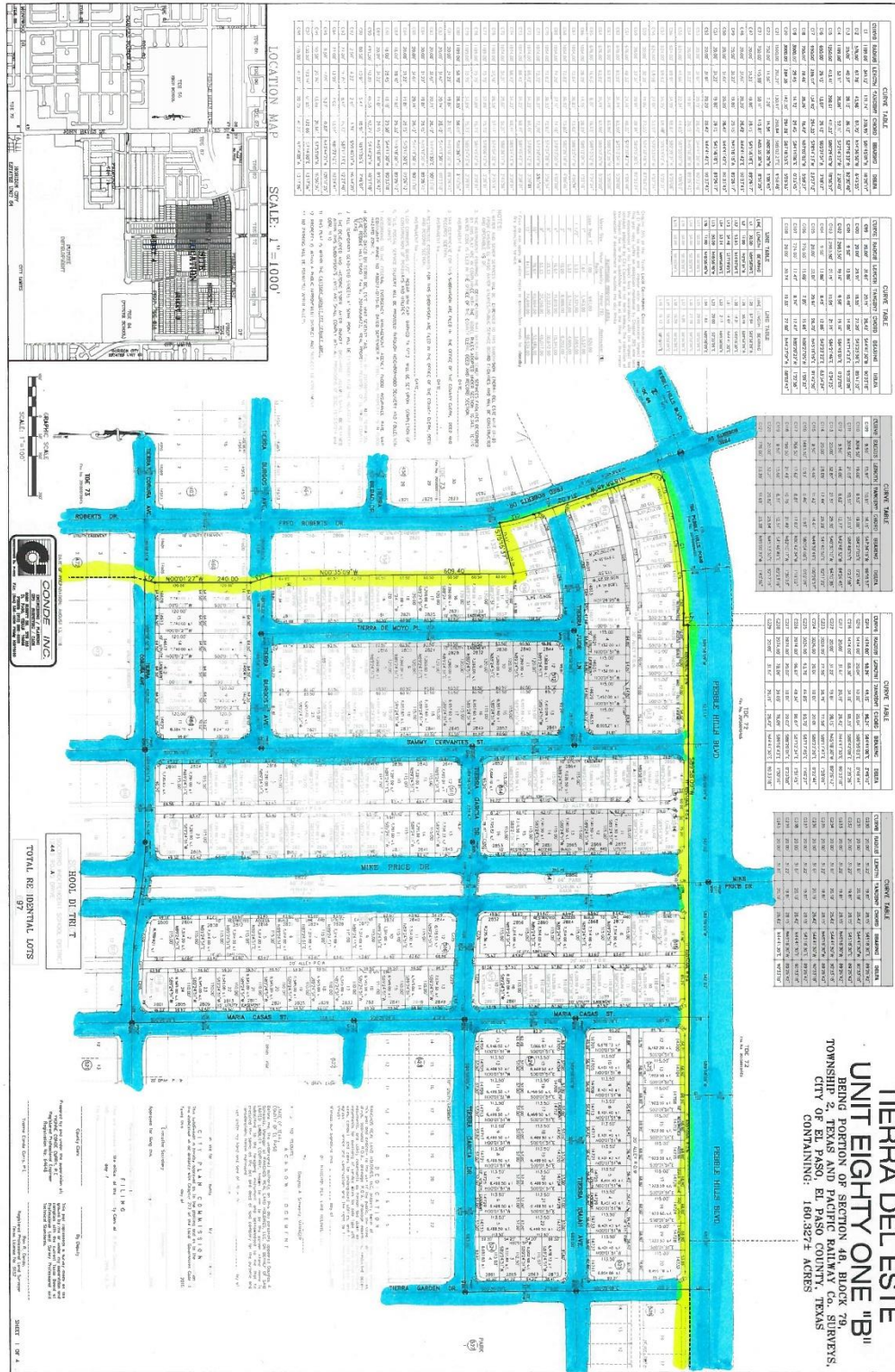
ATTACHMENT 1

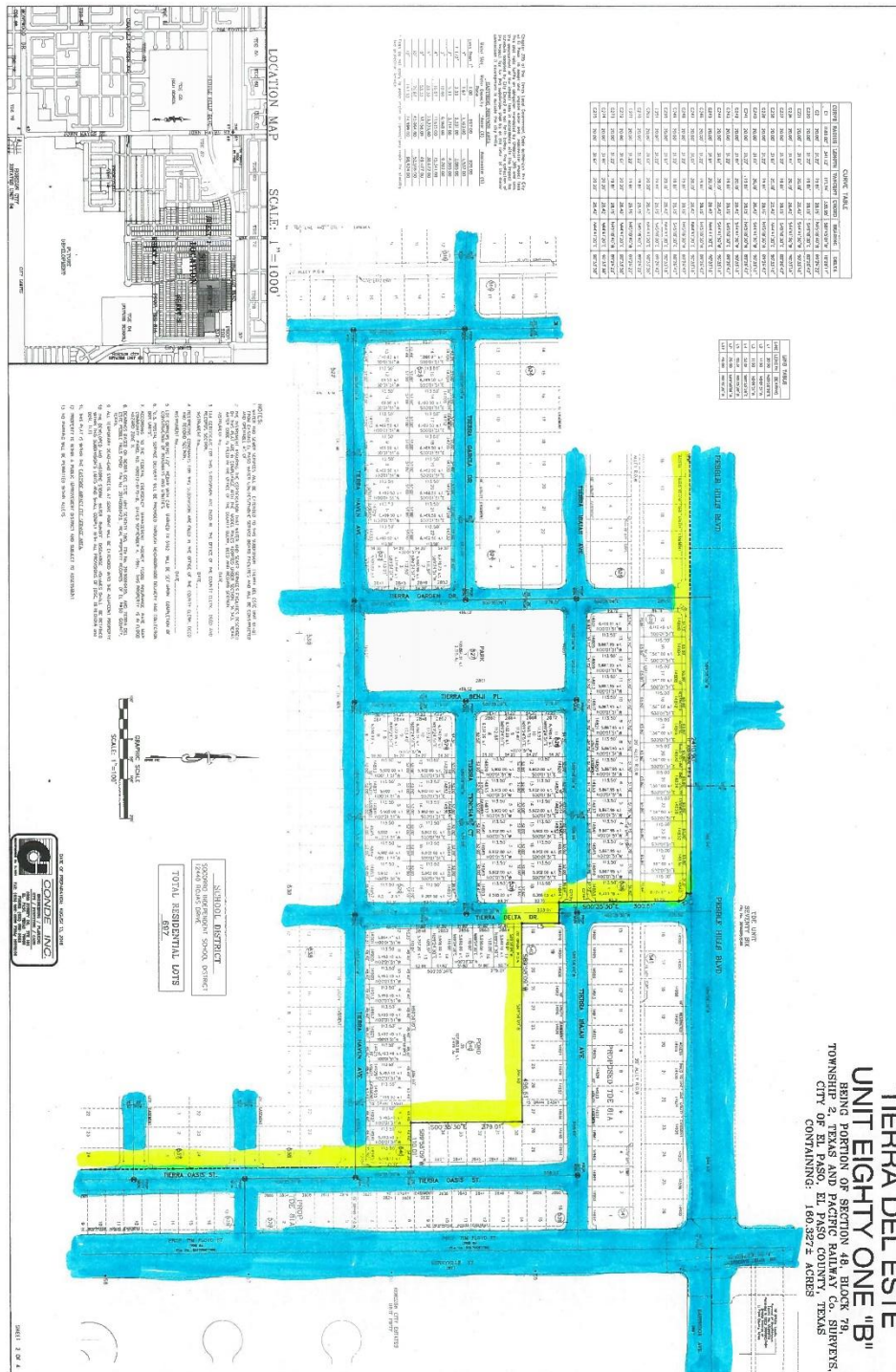


ATTACHMENT 2



ATTACHMENT 3





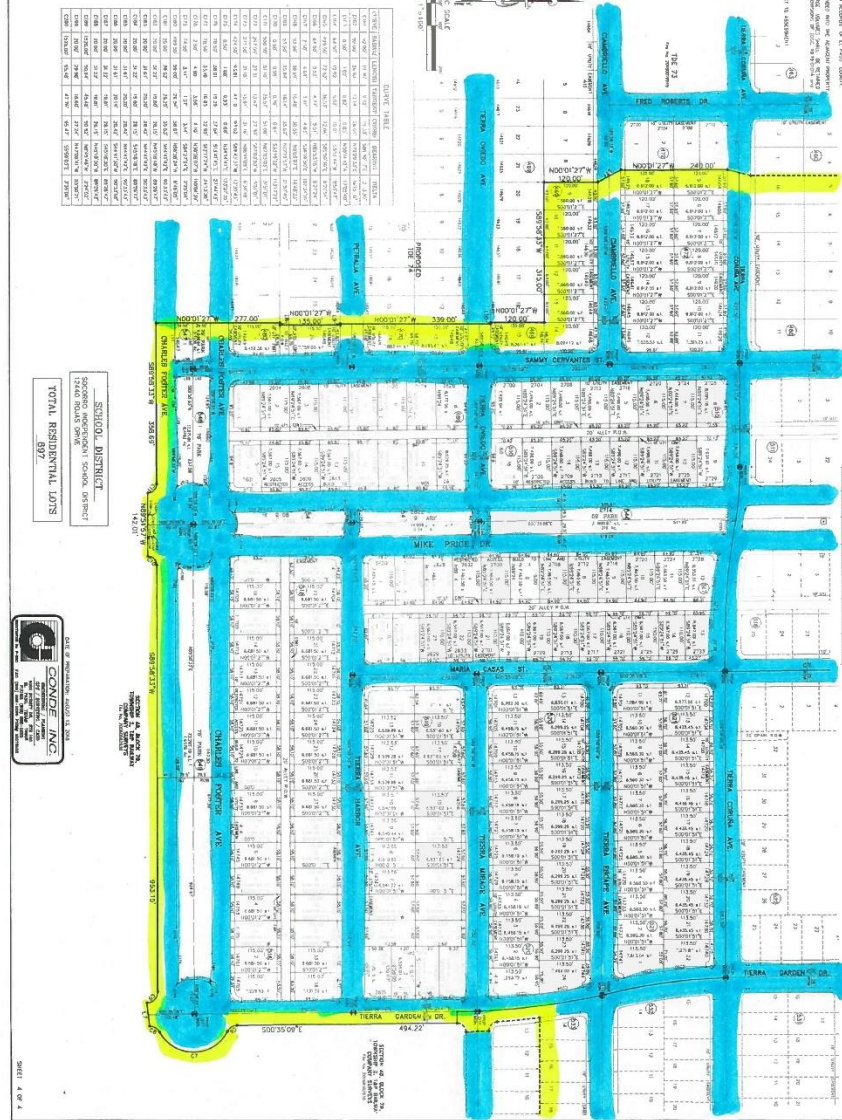
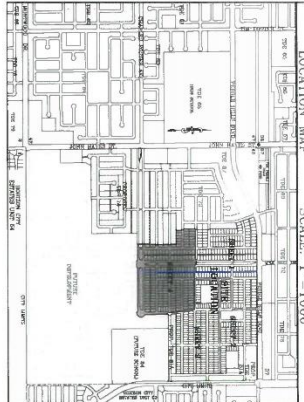
TERRA DEL ESTE
UNIT EIGHTY ONE "B"
 BEING PORTION OF SECTION 48, BLOCK 79,
 TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 160.327± ACRES

OWNER TABLE

OWNER	ACRES	PERCENT	REMARKS
EL PASO COUNTY	160.327±	100.00%	OWNER OF RECORD

OWNER TABLE

OWNER	ACRES	PERCENT	REMARKS
EL PASO COUNTY	160.327±	100.00%	OWNER OF RECORD



OWNER TABLE

OWNER	ACRES	PERCENT	REMARKS
EL PASO COUNTY	160.327±	100.00%	OWNER OF RECORD

SCHOOL DISTRICT
 897
 TOTAL RESIDENTIAL LOTS



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: November 6, 2018

File No. SUSU18-00098

SUBDIVISION NAME: Tierra Del Este Unit 81 B

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>115.5282</u>	<u>697</u>	Office		
Duplex			Street & Alley	<u>32.07</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>5.108</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>7.6208</u>	<u>9</u>			
School					
Commercial			Total No. Sites	<u>709</u>	
Industrial			Total Acres (Gross)	<u>160.327</u>	
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Pond
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 –Vested Rights


City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record <u>Ranchos Real Land Holdings, LLC, 6080 Surety Dr., Ste.300 El Paso, TX</u>	<u>79905</u>	<u>915- 592-0290</u>
	(Name & Address)	(Zip)	(Phone)
13.	Developer <u>Ranchos Real Land Holdings, LLC, 6080 Surety Dr., Ste.300 El Paso, TX</u>	<u>79905</u>	<u>915- 592-0290</u>
	(Name & Address)	(Zip)	(Phone)
14.	Engineer <u>CONDE INC. 6080 Surety Drive, Ste. 100, El Paso, TX</u>	<u>79905</u>	<u>915-592-0283</u>
	(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

Ranchos Real Land Holdings, LLC

OWNER SIGNATURE:



Douglas A. Schwartz, Manager

REPRESENTATIVE:



**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3: Add a line to the notes of the final plat for the Park Deeds.

4: Note number 1 states that water and sewer service "will be constructed and operable as of." The sentence ends without a date. Please add the date.

5: Add the name or number of the public improvement district.

6: On the Mike Price cross-section, show the build to line.

7: Add a line for the release of access document. Submit the release of access document.

8: The location map is required to be 1" = 600'. Please change the location map from 1" = 1,000' to 1" = 600'.

Capital Improvements – Parks

We have reviewed **Tierra Del Este Unit 81"B**, a major combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

Please note that this Subdivision is part of the Tierra Del Este III - Phase V Land Study; is composed of **697** Single-family dwelling lots and applicant is proposing to dedicate a 2.31-Acre Main Park & 59' & 79' wide Medians / Linear Trail / Linear Parks (5.31 Acres) for a total of 7.62 acres of "Parkland". This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **0.65 Acres** or **65** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

1: Restrictive covenants need to be provided since all lots are zoned R-5 meeting the requirements for Two-family dwelling use.

2: Parks Department will not assume the maintenance responsible party for proposed roundabouts improvements; Coordinate with Streets and Maintenance Dept. (SAM).

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1: Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.

2: Irrigation System must be designed to accommodate site static water pressure less 9% or a pump must be incorporated to accommodate design criteria.

- 3: Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
- 4: Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
- 5: No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
- 6: Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
- 7: Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
- 8: Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
- 9: Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
- 10: Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
- 11: Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
- 12: Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
- 13: Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
- 14: At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
- 15: Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty foot user zone or approved alternative equipment/amenities as applicable.
- 16: Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
- 17: Provide shaded picnic tables and or benches and trash cans on concrete pads as required / applicable.
- 18: Street trees shall be provided along the parkway spaced at maximum 20' on center.
- 19: Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
- 20: Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is located with-in "Park Zone": **E-9**
Nearest Park: **Holly Springs Linear Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water – Engineering

We have reviewed the above referenced subdivision and provide the following comments:

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

The Developer has entered into an agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed water and sanitary sewer mains to provide service to this subdivision. The Developer is presently constructing the water and sanitary sewer mains.

Fire Department

Recommend approval.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

- 1: As per section Code 19.08.010, section D, each proposed phase of development shall have a complete drainage system.
- 2: Applicant shall coordinate proposed subdivision improvements with abutting existing and proposed improvements.

Sun Metro

Recommend approval. No objections.

TXDOT

TXDOT had no comments. The development is not abutting TXDOT right-of-way.